

REGULAR MEETING – MANSFIELD TOWN COUNCIL
November 26, 2012

Mayor Elizabeth Paterson called the regular meeting of the Mansfield Town Council to order at 7:30 p.m. in the Council Chamber of the Audrey P. Beck Building.

I. ROLL CALL

Present: Freudmann, Keane, Kochenburger, Moran, Paterson, Ryan, Shapiro

Excused: Paulhus, Schaefer

II. APPROVAL OF MINUTES

Ms. Moran moved and Ms. Keane seconded to approve the minutes of the November 13, 2012 as presented. The motion passed with all in favor except Mr. Kochenburger who abstained.

III. PUBLIC HEARING

1. Proposed Open Space Acquisitions

a. Marshall Property

b. Malek Property

Ric Hossack, Middle Turnpike, questioned the difference between the appraised and assessed value of the properties and wondered why the Town paid for an appraisal when there are appraisers on staff. He urged the Council not to rubber stamp the committees' recommendations.

The public hearing was closed at 7:35 p.m.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Alison Hilding, Southwood Road, objected to some of the businesses being brought into Storrs Center, including Price Chopper. Ms. Hilding is concerned with both their employment practices and the types of products sold.

Tom Peters, Michele Lane, expressed concerns with the sub optimal choices being made regarding tenants in Storrs Center, noting these are political decisions.

Ric Hossack, Middle Turnpike, asked about the temporary lighting at Storrs Center.

Chris Vilas, Willimantic, suggested there are better alternatives for grocery stores. Price Chopper supports the Food Market Institute which works to limit nutritional labeling and endorses horrible labor practices.

Betty Wassmundt, Old Turnpike Road, asked if the blasting currently being undertaken was planned for; whether the cost overruns incurred would be paid from Town funds; and if those specific funds would be reimbursed?

Brian Anderson, Ridge Road, echoed the comments regarding Price Chopper expressed by earlier speakers, noting the employees are not paid a decent wage. Mr. Anderson thanked the Council for exploring a Responsible Contractor's Ordinance and voiced support for the open space purchases.

Arthur Smith, Mulberry Road, questioned transparency in the Ethics Code and the lack of a defined appeals process.

V. REPORT OF THE TOWN MANAGER

In addition to presenting his written report the Town Manager agreed to look into whether the December 4, 2012 meeting with the State's Department of Construction Services could be expanded to include additional Councilors and what the ramifications of that decision would be with regards to the Freedom of Information laws. Mr. Hart will also

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forward the CREC proposal for services and the answer to the question regarding their evaluation of the Town's ability to renovate like new, posed by the Council, as soon as the information becomes available. The Town is awaiting the hook up of the street lights by the utilities, work is underway.

VI. REPORTS AND COMMENTS OF COUNCIL MEMBERS

No comments offered

VII. OLD BUSINESS

2. Storrs Center Update

Town Manager Matt Hart reported traffic patterns in Storrs Center have changed, additional businesses have opened, and the Planning and Zoning Commission approved the amendments to the Storrs Center Special Design District. In response to questions asked during public comment, Mr. Hart noted allegations regarding undocumented workers were never proven; the blasting is part of the scope of the project; and, as in the past, reserve accounts will be used to fund cost overruns and the accounts will be replenished.

3. Community/Campus Relations

Sergeant Cournoyer, Resident Trooper Supervisor, provided an update on community policing activities during the fall season and plans for the upcoming spring.

The Mayor commended Sgt. Cournoyer and the troopers for the work they have done, their ability to reach out and communicate with students, and the working relationship they have developed with the UConn Police Department.

Ms. Moran also commended those students who have helped to shift the culture on campus.

4. Marshall Property Open Space Acquisition

Jennifer Kaufman, Natural Resource and Sustainability Coordinator and Jim Morrow, Chair of the Open Space Committee, presented an overview of the proposed acquisitions.

Ms. Keane moved and Mr. Ryan seconded, effective November 26, 2012 to authorize the Town Manager to execute the purchase of the 17-acre Marshall Property, as identified on Assessor's Map 21, Block 55, Lot A, for a price not to exceed \$16,000.

Councilors discussed the value of protecting this parcel, the prioritization of properties by the Open Space Committee and the comparable prices in the appraisal.

Mr. Ryan moved to call the question. Seconded by Ms. Moran the motion passed with all in favor except Ms. Keane and Mr. Kochenburger who voted no.

The motion was approved with all in favor except Mr. Freudmann who voted no.

5. Malek Property Open Space Acquisition

Mr. Shapiro moved and Ms. Keane seconded, effective November 26, 2012, to authorize the Town Manager to execute the purchase of the Malek Property, as identified on Assessor's Map 33, Block 97, Lot 31, for a price not to exceed \$25,000.

The motion passed with all in favor except Mr. Freudmann who voted no.

VIII. NEW BUSINESS

6. Appointment to Region 19 Board of Education

Ms. Moran moved and Mr. Ryan seconded, effective November 26, 2012, to appoint Mr. Casey Cobb as a Mansfield Representative to the Region 19 Board of Education until the next municipal election.

Motion passed unanimously.

7. Proposed Agricultural Land Usage Agreement Policy and Model Agricultural Lease
Jennifer Kaufman, Natural Resource and Sustainability Coordinator and Al Cyr, Chair of the Agriculture Committee, presented an overview of the newly proposed Agricultural Land Use Policy Agreement and changes to the current lease.

Mr. Shapiro moved and Ms. Moran seconded, effective November 26, 2012, to:

- 1) adopt the proposed Agricultural Land Usage Agreement Policy;
- 2) approve the proposed model Agricultural Lease; and
- 3) authorize the Town Manager to execute approve bridge leases with existing tenants for a term commencing on April 1, 2013 and expiring on September 30, 2013.

Ms. Keane moved and Mr. Kochenburger seconded to table the motion until the December 10, 2012 meeting in order to include the changes to the language offered by the Town Attorney and Ms. Keane.

The motion to table passed unanimously.

A summary of properties currently covered by bridge leases will be provided for the next meeting.

8. Discussion of Section 25-7(L) of the Code of Ethics

Mayor Paterson brought this item of discussion to the Council in response to an Ethic Board decision regarding her oversight in noting her Town affiliations while commenting to the Planning and Zoning Commission.

Ms. Moran moved and Ms. Keane seconded to have the Mayor and Town Manager send a brief letter to appointed and elected members of boards and commissions to remind them that when they are speaking in public they must identify themselves and all of their affiliations and who they are speaking for in accordance with the Ethics Code.

The motion passed unanimously.

9. Regional Performance Incentive Program Application

Mr. Ryan moved and Mr. Shapiro seconded, effective November 26, 2012, to endorse the Regional Performance Incentive Program proposal referenced in Section 5 of Public Act 11-61 (An Act Concerning Responsible Growth) and authorize the Town Manager to sign the grant application on behalf of the Town. Such proposal is attached to and made a part of this record.

The motion passed with all in favor except Mr. Freudmann who voted no.

10. Registrars Compensation for 2013/14 Term

Ms. Moran, Chair of the Personnel Committee moved, effective January 1, 2013, to change the Registrars' compensation to \$21.56 per hour and the Deputy Registrars' compensation to \$16.17 per hour.

The motion passed unanimously.

IX. DEPARTMENTAL AND COMMITTEE REPORTS

No comments offered

X. REPORTS OF COUNCIL COMMITTEES

No reports offered

XI. PETITIONS, REQUESTS AND COMMUNICATONS

11. Legal Notice: Mansfield Zoning Board of Appeals

12. L. Hultgren re: CPI Increase for Single-family Garbage Recycling Collection Contract

13. M. Hart re: Appointment to Mansfield Zoning Board of Appeals

14. M. Hart re: Connecticut Light and Power Interstate Reliability Project

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- 15.L. Arnone re: State of Connecticut, Department of Correction
- 16.University of Connecticut, Office of Economic Development re: Proposed Master Plan for UConn Technology Park flier
- 17.CCM Candidate Bulletin, September 2012, "Municipal Finance in Connecticut: Overreliance on the Property Tax"
- 18.CCM Candidate Bulletin, October 2012, "Unfunded State Mandates = Higher Property Taxes"
- 19.CCM, State and Local News, "CCM in the News"

XII. FUTURE AGENDA

No additional items identified.

Ms. Moran moved and Mr. Shapiro seconded to move into executive session to discuss the sale or purchase of real property, in accordance with CGS§1-200(6)(D) and to include Town Manager Matt Hart in the discussion.
The motion passed unanimously.

XIII. EXECUTIVE SESSION

Sale or purchase of real property, in accordance with CGS§1-200(6) (D)
Present: Freudmann, Keane, Kochenburger, Moran, Paterson, Ryan, Shapiro
Also Present: Town Manager Matt Hart.

XIV. ADJOURNMENT

Mr. Kochenburger moved and Mr. Ryan seconded to adjourn the meeting.
Motion passed unanimously.

Elizabeth C. Paterson, Mayor

Mary Stanton, Town Clerk

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